



## Memorandum

To: Members of the Planning Commission

From: Planning and Development Staff

Date: August 1, 2013

Re: SD 13-155 18 E Montclair Ave - Planning Staff Analysis and Recommendation

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The property proposed to be subdivided is located at 18 E Montclair Ave in the North Main Neighborhood. The surrounding block is characterized by single-family homes in good condition, varying in size in style, with garages either located behind the homes or not present.

The area is zoned 'R-6', *Single Family Residential*, District which allows a minimum lot size of 6,000 square feet and a 40 percent maximum lot coverage (by buildings). Setback requirements are standard throughout the district, with front setbacks subject to the average of those on adjacent properties.

The Applicant is proposing to subdivide 0.63 acres into three lots that each meets the dimensional requirements for parcels in the 'R-6' District. The plat illustrates potential building footprints and driveways that lead to garages at the rear of each new parcel, though these conditions are not bound by preliminary plat approval. There are currently no design standards for single-family development in the City; however, the Applicant has presented the intention to develop an infill subdivision that would respect the existing pattern and character of the neighborhood.

**Staff Recommendation:** Staff concludes that the proposed subdivision plat, based on the findings and recommended stipulations presented in the Engineering Staff report, meets the City's standards for approving a major subdivision.



## Engineering Staff Report for Subdivision Application Number SD 13-155 Montclair at North Main

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**Property Owner:** Brian B. Lazarus

**Authorized Representative:** Brian B. Lazarus (LSHomes)

**Subject Property Location:** 18 East Montclair Avenue

**Zoning:** R-6

**Tax Map Number:** 179-1-4

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### **Proposed Scope**

Brian Lazarus desires to subdivide a 0.63 acre parcel identified by tms # 179-1-4 into three lots to construct three (3) single family residences. The parcel is zoned R-6 and is located at 18 East Montclair Avenue. The three lots that are proposed will range from 8,120 sq. ft. to 11,384 sq. ft. in area. The structure that is currently located on this parcel will be demolished.

### Floodplain

- The subject property is not located in a FEMA defined floodplain as determined utilizing the 2004 Flood Insurance Rate Maps.
- The subject property is not located in a City defined Special Flood Hazard Area.

### Stormwater

- It appears that 0.25 acres of new impervious area will not be created; therefore stormwater detention will not be required.
- A Minor Stormwater Permit will be required if the total site has more than 60% impervious cover. If the overall impervious is not greater than 60%, which will be verified with each single family residence permit submittal, then a Soil Erosion and Sediment Control Permit will be required.
- The overall drainage pattern through the site cannot be altered.

### Sanitary Sewer

City of Greenville GIS information shows that a sanitary sewer main is located in the East Montclair Avenue right-of-way. The following requirements apply:

1. Each residence will require a new service fee through ReWa.
2. Each residence must have a separate and direct connection to the City's sanitary sewer main.
3. If the existing sanitary sewer lateral is to be utilized, it must be verified by the contractor that it is in satisfactory condition.

### Civil and Traffic Engineering

East Montclair Avenue is a city maintained residential street with an established right-of-way of 50'. The existing lots on the section of East Montclair Avenue (North Main Street to McDonald Street) range in width along the East Montclair Avenue frontage from approximately 44' to approximately 125'. The average lot is approximately 87'. The proposed widths of the three lots when subdivided are 50', 50', and 70.39'.

The existing property already has three (3) curb cuts (one main driveway and two for the circular drive). Therefore this subdivision will not increase the number of curb cuts. The proposed driveway for lot 1 appears to be in close proximity to an existing catch basin resulting in the need to possibly relocate the catch basin or relocate the proposed location of the driveway.

The construction of sidewalk with curb lawn along the frontage needs to be planned for. However further evaluation is needed to determine if the construction of sidewalk is feasible for this section of East Montclair Avenue considering the existing elevations and grades for this section of East Montclair Avenue. If it is determined the construction of sidewalk with curb lawn is not feasible a Sidewalk Waiver Variance Request will need to be requested through the City Engineer's office.

### Landscaping

Landscape plans must be submitted which meets the requirements of Section 19-6.2. of the City's landscaping, buffering, and screening ordinance.

[http://www.greenvillesc.gov/PlanningZoning/forms/LandscapeOrdinance/PDF/Section 19-6.2 Landscaping Buffering and Screening Clean.pdf](http://www.greenvillesc.gov/PlanningZoning/forms/LandscapeOrdinance/PDF/Section%2019-6.2%20Landscaping%20Buffering%20and%20Screening%20Clean.pdf)  
and Administrative Manual Appendix D  
[http://www.greenvillesc.gov/PlanningZoning/forms/LandscapeOrdinance/PDF/Administrative Manual Appendix E Clean.pdf](http://www.greenvillesc.gov/PlanningZoning/forms/LandscapeOrdinance/PDF/AdministrativeManualAppendixEClean.pdf)

### Other Agencies and Utilities

Responses were received from the SCDOT, the Greenville Water System, ReWa, and the Fire Department and they had no comments.



### Other

The applicant has affirmed that the parcel to be subdivided is not restricted by any recorded covenant prohibiting the subdivision of the parcel identified by tms# 179-1-4.

### **Summary**

This subdivision meets the City's subdivision requirements subject to the following stipulations:

1. A Minor Stormwater Permit will be required if the total site has more than 60% cover. If the overall impervious area is < 60% (which will be verified with each single family residence permit submittal), then a Soil Erosion and Sediment Control Permit will be required.
2. Each residence will require a new service fee through ReWa and a separate and direct connection without crossing a property line to the City's sanitary sewer main.
3. Landscape compliance plans must be prepared which meet the requirements of Section 19-6-2 of the City's landscaping, buffering, and screening ordinance.

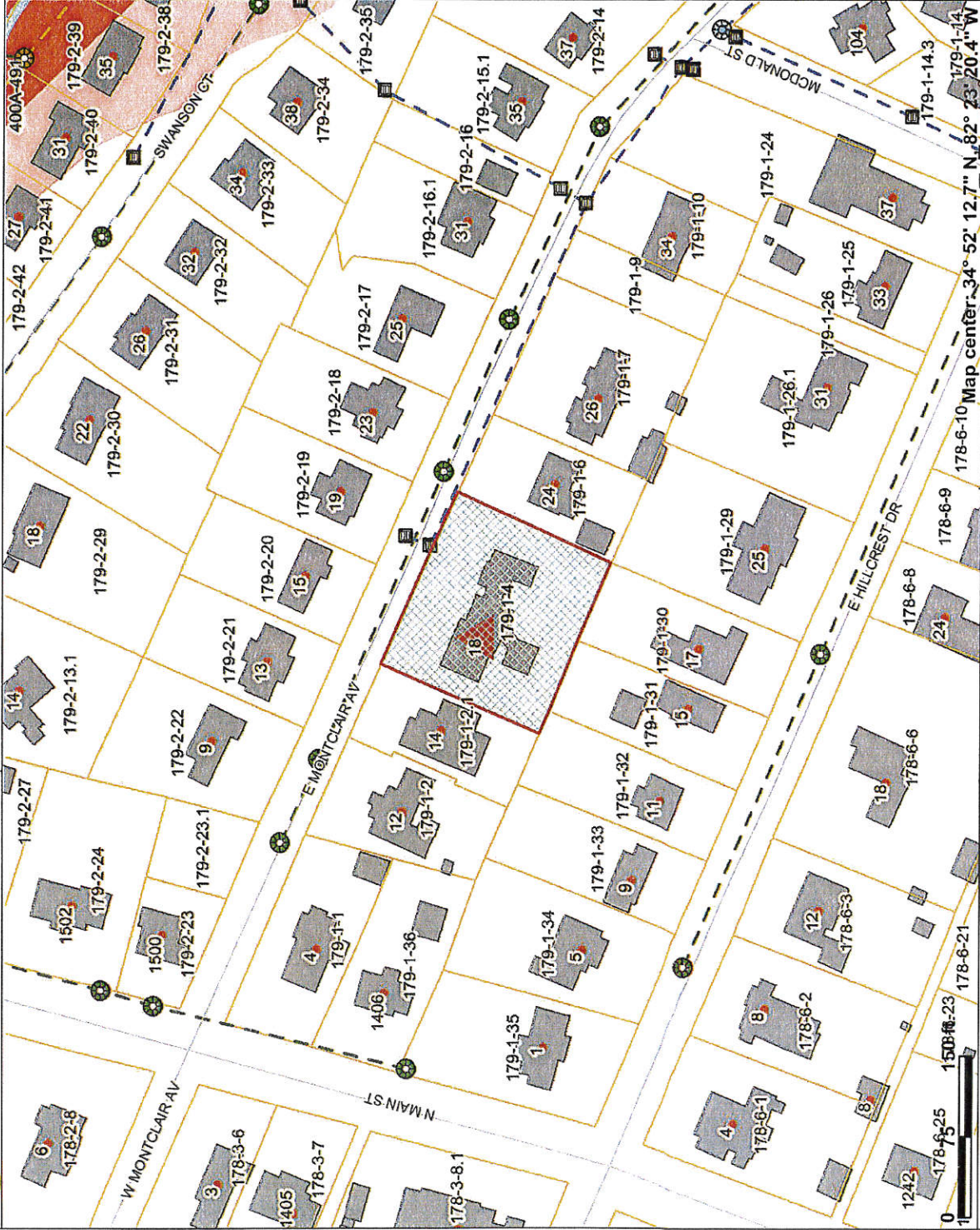
### *Attachments:*

- GIS Map
- Preliminary Plan



City of Greenville, S.C.

TMS# 179-1-4



**Legend**

- Addresses
- Storm Inlets & Catch Basins
- Storm Culverts
- Storm Manholes
- ReWa Manholes
- Abandoned and Decommissioned Sewer Manholes
- Abandoned Decommissioned
- Sewer Manholes
- City of Greenville
- Private
- Unknown
- Zoo
- Street Centerlines
- Storm Pipes
- ReWa Force Mains
- ReWa Sewer Pipes
- Force Mains
- Abandoned and Decommissioned Sewer Pipes
- Abandoned Decommissioned Sewer Pipes
- City of Greenville
- Private
- Zoo
- Unknown
- Parcels
- Buildings

Scale: 1:1,751

This map is user generated from the City of Greenville's MapTI intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapTI program and data.





LOCATION MAP

# PRELIMINARY

## MONTCLAIR AT NORTH MAIN

SHAWN LAZARUS  
18 EAST MONTELEONE AVENUE  
ORLANDO, FL 32809  
(407) 303-0347

HILLMAN & ASSOCIATES, INC.  
333 WEST STONE AVE.  
ORLANDO, FL 32809  
(407) 271-4924 FAX (407) 233-0315

SURVEYOR/ENGINEER

OWNER

VN  
10-08  
MAY 06 ETW  
790 5 MAY 80 QZ



END

- [illegible]

## SITE DATA

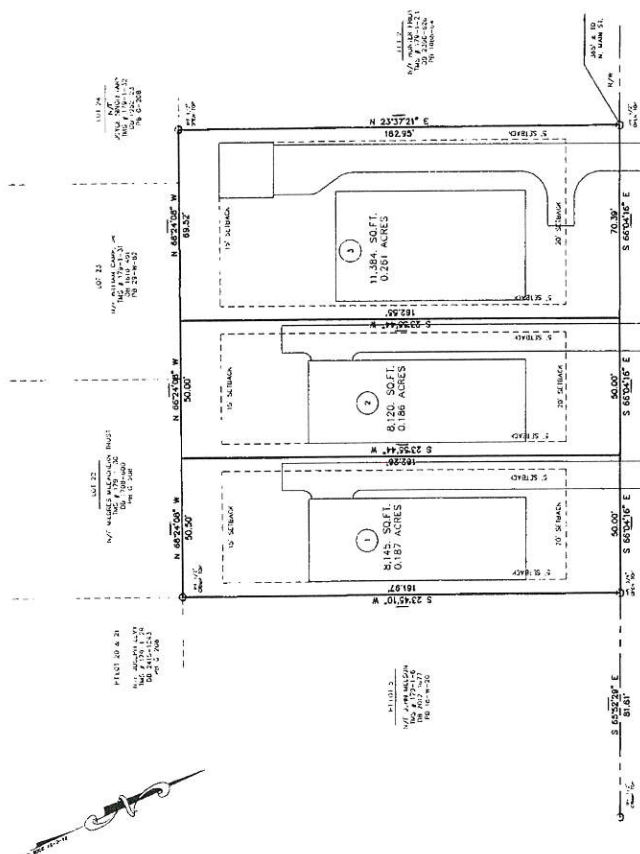
TMS: 0179000100400  
 ZONING: R-5  
 TOTAL AREA: 0.63 ACRES

## NOTES:

1. INDIVIDUAL WATER AND SEWER SERVICES WILL BE PROVIDED FROM WATER AND SEWER MAINS IN EAST MONTCLAIR AVENUE.
2. ENCROACHMENT PERMITS WILL BE REQUIRED FROM THE CITY OF GREENWALE FOR ANY WORK INSIDE THE MONTCLAIR AVENUE RW.

## SUMMARY

SEWER: CITY OF GREENVILLE, 467-4400  
WATER: GREENVILLE WATER SYSTEM, 241-6100  
POWER: DUKE POWER, 234-4130  
GAS: PIEDMONT NATURAL GAS, 235-5844  
PHONE: BELL SOUTH, 255-3853  
CABLE: CHARTER COMMUNICATIONS, 877-9683

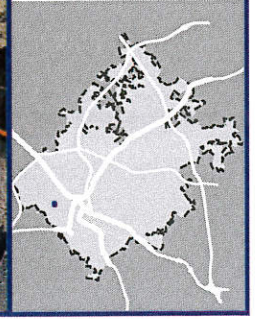
EAST MONTCLAIR AVENUE  
(50' R/W)

1

$$\frac{M/R}{R/R}$$



# 18 E. Montclair Avenue - Aerial Photo



City Limit Boundary



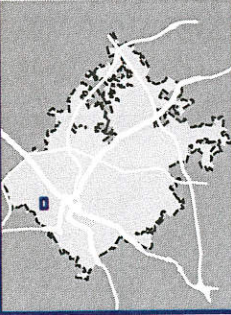
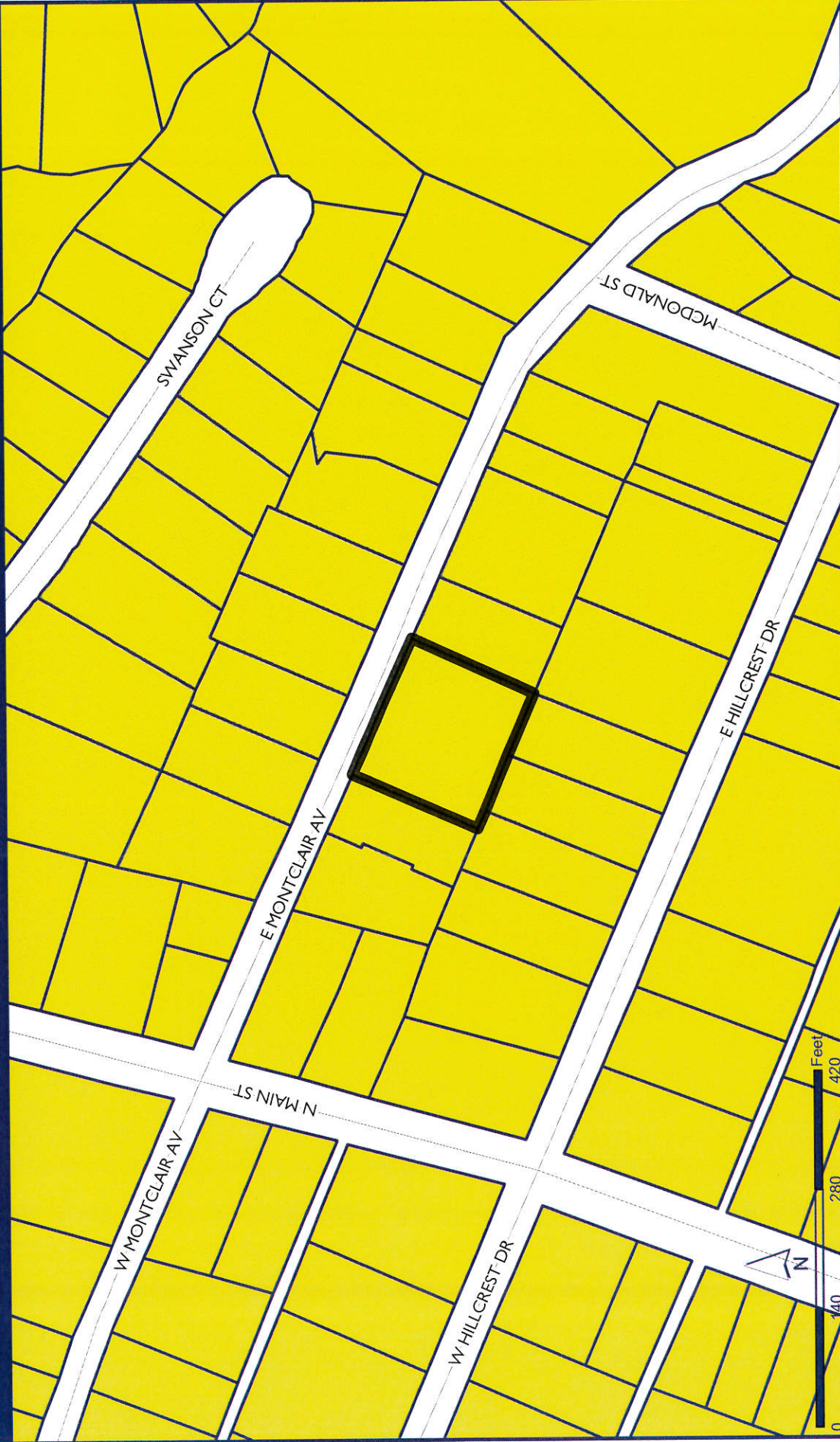
Parcels



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# 18 E. Montclair Avenue-Existing Zoning



- City Limit Boundary
- Streets
- Parcels

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city of

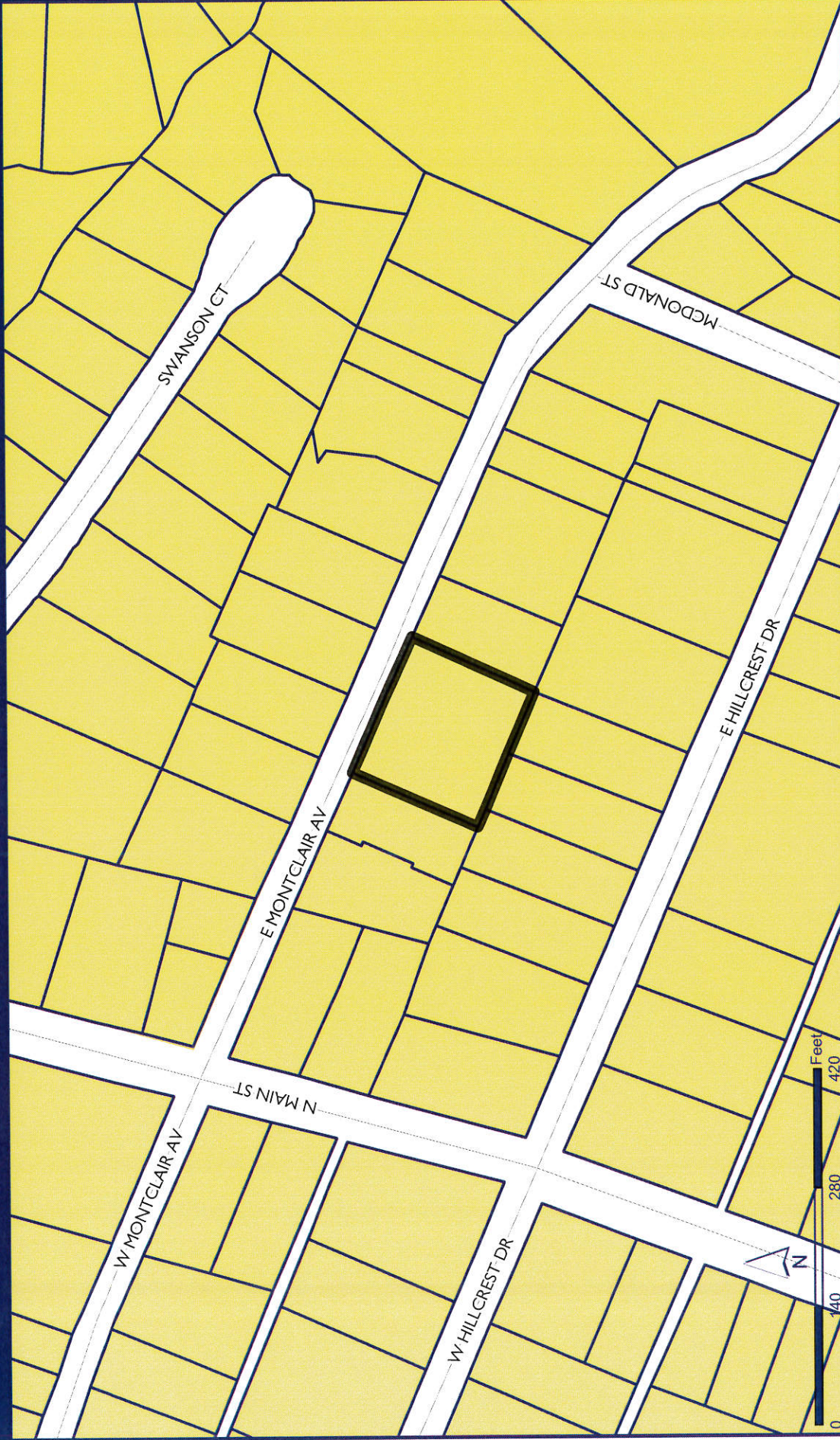
greenville

South Carolina

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# 18 E. Montclair Avenue - Future Land Use



**City Limit Boundary**

**Streets**

**Parcels**

**General Residential**

**Urban Residential**

**Mixed Use Neighborhood**

**Mixed Use Community**

**Mixed Use Regional**

**Transit Oriented Development**

**Mixed Use City Center**

**Parks, Open Space, and Schools**

**High Intensity Non-Residential**

**city of greenville**  
*South Carolina*

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Application # SD 13-155 Fees Paid \_\_\_\_\_  
Date Received: 6/27/2003 Accepted by Mam  
Date deemed complete \_\_\_\_\_ App Deny Conditions \_\_\_\_\_



## APPLICATION FOR LAND DEVELOPMENT PERMIT CITY OF GREENVILLE, SOUTH CAROLINA

### APPLICANT/OWNER INFORMATION

	APPLICANT	PROPERTY OWNER
NAME:	<u>BRIAN LAZARUS</u>	<u>BRIAN LAZARUS</u>
ADDRESS:	<u>18 E. MONTCLAIR AVE.</u> <u>GREENVILLE, SC 29609</u>	<u>18 E. MONTCLAIR AVE.</u> <u>GREENVILLE, SC 29609</u>
PHONE :	<u>303-0347</u>	<u>303-0347</u>
FAX:	_____	_____
EMAIL:	<u>blazarus@shomes.com</u>	_____

### PROPERTY INFORMATION

STREET ADDRESS 18 E. MONTCLAIR PLAT BOOK 42-0 PAGE 179  
DEED BOOK 2291 PAGE 617 DEED DATE 09/25/2007  
TAX PARCEL # 0179000100400 ZONING DESIGNATION R-6  
# LOTS (INCL ORIGINAL) 3 ACREAGE 0.63  
# UNITS MULTIFAMILY DEVELOPMENT \_\_\_\_\_ ACREAGE \_\_\_\_\_

### INSTRUCTIONS

1. PLEASE REFER TO **SECTION 19-2.3.13, LAND DEVELOPMENT**, FOR ADDITIONAL INFORMATION.

2. ALL APPLICATIONS AND FEES (**MADE PAYABLE TO THE CITY OF GREENVILLE**) FOR LAND DEVELOPMENT PERMITS MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.

A. MAJOR SUBDIVISION

1. \$300.00 (2 - 10 LOTS)
2. \$550.00 (11 + LOTS)

B. MULTIFAMILY DEVELOPMENT - \$550.00

3. THE STAFF WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO **SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY**. THE STAFF WILL CONTACT THE APPLICANT TO CORRECT ANY DEFICIENCIES WHICH MUST BE CORRECTED PRIOR TO PLACING A LAND DEVELOPMENT APPLICATION ON THE PLANNING COMMISSION AGENDA. **YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.**

4. LAND DEVELOPMENT APPLICATIONS REQUIRE A PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND MUST BE POSTED AT LEAST 15 DAYS (BUT NOT MORE THAN 18 DAYS) PRIOR TO THE SCHEDULED HEARING DATE.

5. **SUBDIVISION PLAT** FORMAT AND CONTENT REQUIREMENTS ARE REFLECTED IN THE ADMINISTRATIVE MANUAL AT **APPENDIX 'F'**.



6. **MULTIFAMILY DEVELOPMENT** PLAN FORMAT AND CONTENT REQUIREMENTS ARE REFLECTED AT **APPENDIX 'H'**. THE INFORMATION SHALL INCLUDE AT A MINIMUM:

1. COMPLETED APPLICATION FOR LAND DEVELOPMENT PERMIT;
2. CONTEXT MAP, SHOWING RELATIONSHIP OF PROPOSED DEVELOPMENT TO THE SURROUNDING NEIGHBORHOOD;
3. PHOTOGRAPHS OF SURROUNDING AREA;
4. SITE PLAN, SHOWING BUILDING(S) FOOTPRINT, PARKING LOT LAYOUT, PEDESTRIAN AND VEHICULAR ACCESS, INTERNAL WALKWAYS, AMENITIES (I.E. POOL, PLAYGROUND, PICNIC AREA, ETC.), AND SERVICE AREAS (I.E. DUMPSTER PAD/TRASH COLLECTION AREA, HVAC UNITS, CAR WASH AREA, ETC.);
5. GRADING PLAN, SHOWING EXISTING AND PROPOSED TOPOGRAPHIC CONTOURS, STORM DRAINAGE COLLECTION FACILITIES, EXISTING AND PROPOSED RETAINING WALLS (WITH TOP-OF-WALL AND BOTTOM-OF-WALL ELEVATIONS FOR AT LEAST THE ENDS OF THE WALLS AND THE HIGH POINT OF THE WALLS);
6. BUILDING ELEVATIONS, OF ALL SIDES OF THE BUILDING(S), WITH EXTERIOR MATERIALS AND COLORS INDICATED;
7. PLAN SHOWING ELEVATION OF PROPOSED BUILDINGS IN RELATION TO ADJOINING STRUCTURES;
8. BUILDING FLOOR PLANS;
9. LANDSCAPE PLAN, SHOWING EXISTING VEGETATION THAT WILL REMAIN AND THE NEW PLANTS TO BE ADDED; AND
10. LIGHTING PLAN, SHOWING LOCATION OF LIGHT FIXTURES (ON THE SITE AND ON THE BUILDING), CUT SHEETS OF THE PROPOSED LIGHT FIXTURES, AND WATTAGE.

**PLEASE VERIFY THAT ALL REQUIRED INFORMATION IS REFLECTED ON THE PLAN(S). PLEASE SUBMIT TWO (2) PAPER COPIES AND ONE (1) ELECTRONIC VERSION OF THE PLAN(S).**

\_\_\_\_ SIGN(S) ARE ACKNOWLEDGED AS RECEIVED BY THE APPLICANT.

\_\_\_\_\_  
APPLICANT SIGNATURE

7. THE APPLICANT AND PROPERTY OWNER AFFIRM THAT ALL INFORMATION SUBMITTED WITH THIS APPLICATION; INCLUDING ANY/ALL SUPPLEMENTAL INFORMATION IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND THEY HAVE PROVIDED FULL DISCLOSURE OF THE RELEVANT FACTS.

IN ADDITION, THE APPLICANT AND PROPERTY OWNER AFFIRM THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THIS APPLICATION IS, OR IS NOT, RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS, THE REQUESTED ACTIVITY.

IF THE PLANNING OFFICE HAS ACTUAL NOTICE\* THAT A RESTRICTIVE COVENANT\* IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY, THE OFFICE MUST NOT ISSUE THE PERMIT UNLESS THE OFFICE RECEIVES CONFIRMATION FROM THE APPLICANT THAT THE RESTRICTIVE COVENANT HAS BEEN RELEASED BY ACTION OF THE APPROPRIATE AUTHORITY, PROPERTY HOLDERS, OR BY COURT ORDER.

TO THAT END, THE APPLICANT HEREBY AFFIRMS THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THE ATTACHED APPLICATION IS \_\_\_\_\_ OR IS NOT ☒ RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY.

\_\_\_\_\_  
BRIAN LAZARUS

APPLICANT

\_\_\_\_\_  
6-27-13

DATE

\_\_\_\_\_  
BRIAN LAZARUS

PROPERTY OWNER

\_\_\_\_\_  
6-27-13

DATE

**NEIGHBORHOOD MEETING ANNOUNCEMENT**

July 22, 2003

RE: Required neighborhood meeting, pursuant to **Section 19-2.2.4, Neighborhood Meetings**, to inform the immediately surrounding property owners of the proposed development of 18 E. Montclair Ave. into three parcels from the original two parcels (Currently one parcel for tax purposes). The current house sits in the middle of lot).

Neighbors:

This letter is an invitation to a neighborhood meeting for purposes described above to be held on **Thursday, August 1, 2013 at 6 PM** at the **Daybreak Community Church** located at **37 Hillcrest Drive, Greenville, SC 29609**. This neighborhood meeting is required to be held by the proposing party and/or his representative(s) familiar with the proposal prior to the public hearing to be held on August 8<sup>th</sup>, 2013.

The purpose of this meeting is to inform the immediately surrounding property owners and answer any relevant questions concerning the attached proposed subdivision of 18 E. Montclair Ave. into three buildable parcels. The three parcels will be well within the current R-6 zoning requirements and will exceed the frontage requirements as set forth by the City of Greenville.

I look forward to answering any questions you might have and/or address any of your relevant concerns.

Respectfully,



Brian Lazarus

Resident

18 E. Montclair Ave.

Greenville, SC 29609

Cc: Kevin Tumblin, Engineer/Freeland and Associates

Nathalie Schmidt, Development Planner/City of Greenville

Bob Bainbridge, President/North Main Community Association